

ABOUT GROWTH

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New directions in carrying out the GMA

By Mark Hinshaw, FAIA, FAICP
Director of Urban Design, LMN Architects

Over the past several years, it has become increasingly evident that the redirection of growth into communities and areas already served by infrastructure is working. City centers and town centers throughout the Puget Sound region have seen significant amounts of new development and redevelopment.

This has taken the form of multistory office buildings, concentrated retail centers, mixed-use development, and – most noticeably – denser more “urban” forms of housing. Not only has Seattle witnessed this phenomenon, but Tacoma, Bellevue, Everett, Kirkland, Redmond, and Renton are among the cities that have seen whole new forms of urban housing that did not exist even as recently as ten years ago.

But the truly remarkable aspect of this trend is that it has trickled down to smaller communities. Cities such as Mill Creek, Kent, Bremerton, Bainbridge Island, Issaquah, and Mercer Island have seen development plans that include denser housing and mixed-use. Occasionally this has involved a rethinking of previous development patterns that were more suburban and single use.

One stellar example is Mukilteo Village, the most recent phase of Harbor Point. This completed project represents a new way of thinking about development – with a view toward mixing densities, uses, and building types in a more tightly arranged manner that can lend itself to walking and spending time in the public realm.

Located west of Highway 99, off Harbor Pointe Boulevard, the place is a striking departure from the standard template of could-be-

anywhere subdivisions, apartment compounds, and strip malls surrounded by parking that can be seen in so many parts of our region.

In fact, the City of Mukilteo had to craft and adopt a special “development agreement” that would allow a departure from the typical pattern of single-use developments found in most suburban communities. The comfort level of the City Council was ensured by their ability to see and approve the specific design before permits were issued.

The development is a small village with different types of homes, shops and services, cafes, and green spaces – all within close proximity to each other. The streets are lined with generously wide sidewalks and closely spaced trees. A main street is framed with multistory



Mukilteo Village is a new way of thinking about development, with a mix of densities, building types, and uses that lends itself to walking.

PHOTO COURTESY OF DAVID ANDERSEN

buildings containing retail at the street level and offices above. Part of the village consists of modest, but well-designed homes on small lots, arranged around a loose grid of narrow streets.

A number of builders have erected a range of their own home designs, thereby preventing the repetitive pattern that

is often seen in an area built by the same company. Many of the homes have garages located off narrow rear alleys – slender corridors that have their own charm, with gardens and small pockets of planting that flank the lanes.

But the core of the village contains the most interesting aspects of this new community. Apartments are designed much like townhouses, with common sidewalks. Facades address the street or shared interior greens. The buildings are far more interesting and well detailed than the standard suburban complex. Thought was given to providing qualities and characteristics that convey the sense of a village. And it already

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CTED administers the state's Growth Management Act. Its role is to assist and enable local governments to design their own programs to fit local needs and opportunities, consistent with the GMA.

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GMA Update a time to look at infill goals, policies

By Leonard Bauer, AICP

Managing Director, Growth Management Services, CTED



As communities around the state work to achieve the goals of the GMA, one of the biggest challenges they face is how to reverse decades-old land use patterns and reduce urban sprawl. Many communities

have adopted a vision for accommodating future growth through encouraging compact urban development rather than sprawl in their comprehensive plan and development regulations.

Many communities are realizing the benefits of these policies. Some are seeing mixed-use development spur downtown revitalization. Some are encouraging transit-oriented development in designated urban centers. Others have created new or rejuvenated neighborhoods through infill development. In some communities, trying to carry out comprehensive plan goals and policies that call for infill development and redevelopment in existing neighborhoods continues to be a challenge due to opposition from neighborhood groups, especially if they involve increased residential density.

As communities consider updates to their comprehensive plans, elected officials, citizens, and staff have an opportunity to review long-range planning policies promoting infill development. They can determine if their goals and policies are working in reducing sprawl, increasing the efficiency of providing public services, supporting multiple modes of transportation, and promoting economic success in downtowns and other commercial activity centers. These community goals are also goals of the Growth Management Act (GMA).

Twelve years of experience have provided more clarity in addressing these goals than when Washington communities embarked on adopting their first GMA comprehensive plans.

For example, the Central Puget Sound Growth Management Hearings Board (CPSGMHB) has provided a clear interpretation of urban levels of development (i.e., densities) that meet the goals and requirements of the GMA.¹

Development regulations that provide for net residential densities that meet or exceed four dwelling units per acre are considered by the CPSGMHB to be urban levels of development. Development regulations that limit residential development, even just in portions of

an urban growth area, to less than four dwelling units per acre are less certain to be considered urban levels of development, depending on the rationale for how they meet the goals and requirements of the GMA. One example of an appropriate rationale for limiting residential development to less than four dwelling units per acre is the need to avoid excessive development on or near environmentally sensitive areas that are ecologically significant, large in scope, and of high value.

This issue of *About Growth* provides examples of communities that are achieving the benefits of accommodating new growth through successful infill and redevelopment projects. The communities are combining citizen involvement in developing and carrying out their plan with careful attention to community design to ensure that new development fits into the community and provides clear economic, aesthetic, and social benefits to its residents. These examples illustrate how neighborhoods are being revitalized and made more livable through infill development.

Growth Management Services can assist cities and counties as they provide for the future of their community through meeting the goals of the GMA, including offering information on infill development. Call 360-725-3000 or see www.cted.wa.gov/growth.

¹ See the following CPSGMHB decisions: *Bremerton, et al v. Kitsap County*, CPSGMGB No. 95-3-0039c (Final Decision and Order, October 6, 1995); *Benaroya, et al. v. City of Redmond*, CPSGMGB No. 95-03-0072 (Final Decision and Order, March 25, 1996); *Litowitz v. City of Federal Way*, CPSGMGB No. 98-3-0012 (Final Decision and Order, January 8, 1999); *MBA v. Pierce County*, CPSGMHB No. 02-3-010 (Final Decision and Order, February 4, 2003).

New directions in carrying out GMA

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feels like a place that has emerged over a longer period.

The best part of this development is the "live-work" units found in the sector of the village called "Bellaterra" – homes that have a street-facing commercial storefront on the ground floor. In this form of dwelling, the resident can operate a small business and have a presence on the street – thus contributing to the liveliness of the community. This type of housing is going to be increasingly popular in the coming years, as one person within a given household chooses to work at home.

Mukilteo Village offers a promising direction for the future and gives us a glimpse of what can happen if we rethink outdated rules.

Note: An earlier version of this article appeared in *The Seattle Times*.

New mixed use energizes downtown

By Charlie Dotson

Executive Director, Pathways to Progress

An organization dedicated to revitalizing historic downtown Cheney, Pathways to Progress is a partnership between the downtown businesses, the City of Cheney, Eastern Washington University (EWU), and Cheney residents.

In 1998 the city, lead by the mayor, began work on its first Central Business District Plan, with assistance from EWU's Department of Urban and Regional Planning. For the first time, Cheney's comprehensive plan advocated mixed-use development in the Central Business District. In 1999 the mayor's committee formed the Board of Directors for Pathways to Progress, which became a Washington non-profit corporation the following year.

In 2001 a major automobile dealership moved out of Cheney's downtown, creating a void in the heart of the community. Pathways to Progress brought together business leaders, local and regional real estate developers, city elected and administrative officials, and university administration.

A developer from Spokane, Conover-Bond President Rob Brewster, expressed an interest in downtown Cheney and the property. At the same time, university administrators voiced a critical need for new

student housing. The residence halls were full and a housing crisis had emerged.

Pathways to Progress brought the two players together, and a deal emerged. Conover-Bond would build a multistory building and lease the upper three floors to the university for use as a residence hall. Brewster would retain the ground floor for retail commercial use. Since Cheney officials were at the table, they were able to commit their staff to an expedited permit process.

In January 2002 construction began on the new \$5.5 million, four-story building, which was completed in September, just in time for fall quarter occupancy. One hundred forty EWU students reside in the upper three floors of Brewster Hall, while two retail establishments fill the ground floor. Kafkas Coffee not only provides food and beverages to Brewster Hall residents, but it quickly became a community-gathering place. An off-campus branch of the EWU bookstore occupies the other retail space.

Brewster Hall is the first of three buildings Conover-Bond intends to build on the old auto dealership property. The next building, immediately adjacent, will also be a mixed-use project with space for about 80 university students and up to four new retail businesses. Construction could begin by mid-2004. Plans have not been

developed for the third Conover-Bond building.

The project received an award from CTED at the May 2003 Downtown Institute for "Excellence in Downtown Revitalization." The project was cited as representing the best economic restructuring story in the state.

"This project has been a significant accomplishment for all involved," Dr. Stephen Jordan, EWU president, said. "The project helped create a better relationship between the City of Cheney and EWU, provided affordable student housing, created a link between students and downtown business, and helped create an environment that will have a positive and lasting economic impact on downtown."

The community recognizes the advantages of downtown mixed-use development. Business owners look forward to Brewster's next project, already enjoying the additional customers from Brewster Hall. City officials, too, are eager. The project has strengthened the city financially. The mixed-use policies of the comprehensive plan are bearing fruit.

"When people have common objectives in mind, things get done," Paul Schmidt, city administrator, said. In downtown Cheney, mixed use is happening.



Cheney's new mixed-use project, Brewster Hall, provides housing for 140 students and two retail outlets, including a popular coffee house.

PHOTO: CTED/RITA R. ROBISON

Infill development helps three cities achieve growth goals

Bellevue

**By Leslie Lloyd, President
Bellevue Downtown Association**

Downtown Bellevue plays a key role in Central Puget Sound's growth management strategy. Representing only 2 percent of Bellevue's land area, Downtown Bellevue will accommodate close to three-quarters of the city's future employment and residential growth. Office and retail activity have

with others geared towards higher incomes. Residents and workers alike enjoy amenities such as the 20-acre Downtown Park, exciting new restaurants, theaters, a wide array of retail uses, and the flagship regional library. A growing number are living within walking distance to their downtown jobs. Residents are also close to the Bellevue Transit Center, with convenient access to other urban centers and surrounding neighborhoods.



**By 2020
downtown
Bellevue will have
the third highest
residential density
in the Central
Puget Sound
region.**

PHOTO / RITA R. ROBINSON

prospered and will continue to maintain a strong share of future development activity. But by 2020, Downtown Bellevue will have the third highest residential density in the region behind Downtown Seattle and First Hill/Capitol Hill.

Well-known for its destination shopping mall and high-rise office buildings, Downtown Bellevue at the turn of the century faced the prospect of increasing competition and daunting transportation challenges. How would we make sure Bellevue is known as a vibrant, multifaceted urban center? A citizens group charted a path toward a new view of Downtown Bellevue as the symbolic and functional heart of the Eastside region – clearly a more mature urban center, its potential unlocked by residential development.

Once dominated by 1960s-era strip commercial and surface parking lots, Downtown Bellevue now houses close to 4,500 residents in 3,100 units. The pace of development is impressive, with residential activity continuing through the current economic downturn.

More than 1,800 new units have been added since 1999, with 400 more currently under construction, and 1,000 planned. About 75 percent of recent development has been apartments and 25 percent condominiums. Some units are affordable,

As Downtown Bellevue strives to become a great urban place – the symbolic as well as the functional heart of the Eastside, the emergence of a series of downtown neighborhoods has been the key to success.

Tacoma

**By Thomas M. Smith
Chair, Tacoma Planning Commission**

Tacoma faced a challenge not unlike other older cities in trying to meet its growth management obligations. As a built city, little vacant land remains to accommodate projected growth. To meet its growth goals, Tacoma is relying on infill and redevelopment. However, developing in an urban environment presents its own set of challenges.

Infill projects are faced with everything from irregular shaped lots, demolition, inadequate or aged infrastructure, and environmental contamination. Inner city sites have a hard time competing for development with greenfield sites.

Tacoma designated 13 growth centers in its comprehensive plan, the largest of which is the downtown area. The centers are slated for transformation from single-use commercial districts to transit and pedestrian friendly, mixed-use centers filled with compact urban housing supported by a variety of businesses and services.

To attract development into these centers, Tacoma has streamlined and simplified its regulations, offered financial incentives, and engaged in creative marketing strategies. Perhaps the most successful tool has been the multifamily property tax exemption. The property tax incentive ties together the city's growth management, transportation, and economic development goals. By reducing taxes, Tacoma is attracting housing investment which otherwise would go elsewhere. Since the program went into effect, more than 2,000 new units have been approved for the tax exemption.

Although downtown housing accounts for 80 percent of the tax incentive program's activity, housing is also being built in other targeted centers. Most notably is construction near the Tacoma Mall, an area the comprehensive plan targets for high-density residential development. Housing in this vicinity can take advantage of a major transit center and soon-to-be constructed commuter rail.

Targeting housing in designated centers fosters revitalization by creating new urban neighborhoods where infrastructure and services already exist and reduces development pressures on single-family neighborhoods.

**To meet its
growth goals,
Tacoma is relying
on infill and
redevelopment.**

PHOTO / RITA R. ROBINSON



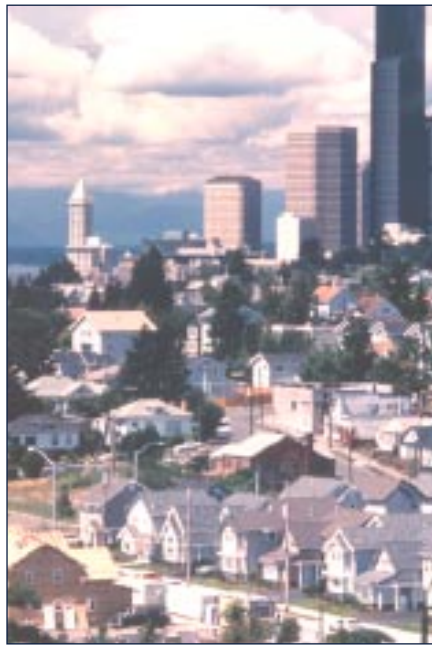
Seattle

By Denise E. Lathrop, AICP
Member, Seattle Planning Commission

Since the adoption of its 1994 comprehensive plan, Seattle has experienced significant growth and change. Much of the change has been in direct response to the goals relating to infill and redevelopment identified in the plan. Because so much of Seattle is already developed, and vacant land is in such limited supply, the development that has occurred has focused on infill or redevelopment as a means of increasing density.

In Seattle, the opportunity for infill development has been created in some cases by rezoning land for higher density uses. In single-family areas, detached accessory dwelling units and cottages are tools being considered for accommodating infill housing while townhouses and residential small lots are used in other low-density, multi-family areas.

Infill development is helping the city achieve its comprehensive plan goals in



Much of Seattle's significant growth since 1994 is a direct response to infill and redevelopment goals identified in the city's comprehensive plan.

PHOTO COURTESY OF ICON ARCHITECTURE

different ways. Some neighborhoods such as Fremont, Belltown, and South Lake Union have experienced significant transformations while other areas such as Northgate and Rainier Beach have changed very little. Economics, zoning changes, code restrictions, and the urban village strategy have been a key factors as to why these areas have or have not changed.

The Fremont neighborhood illustrates how infill development is helping achieve comprehensive plan goals to increase density and create vibrant, dense, walkable communities served by transit. Infill development has added jobs, a mix of housing, and services to the neighborhood. These changes have also meant the loss of some of the original character that defined Fremont, and there are mixed reviews on the results of some of the redevelopment. This points to the continuing struggle to balance the goals of increasing density while maintaining a high quality of life for the city's residents and businesses.

Dense urban housing focus of CTED program

By Martha Choe
Director, CTED

Encouraging affordable, attractive, high-density residential housing in urban growth areas is the focus of Affordable by Design, a program sponsored by CTED.

If housing goals under the Growth Management Act are to be achieved, communities must provide housing choices in urban areas that are attractive, accessible to parks, transit, work, shopping, and other amenities, and affordable to all economic segments of the population.

Affordable by Design has two components, an interactive Web site and four demonstration projects.

The Web site (www.cted.wa.gov/affordablebydesign) provides a centralized source of information for local governments, planners, developers, planning commissions, elected officials, citizens, and housing financiers. Developed by Pyatok Architects Inc. with RedStream Design & Multimedia, it features case studies of well-designed, high-density housing developments, both market rate and subsidized, that have received the Director's Award for

Leadership in Housing Development from CTED. The case studies, with photos, can be browsed for information on location, planning policies, zoning, design, unit size, density, affordability, and financing.

New case studies may be submitted for CTED consideration through the Web site.

Affordable by Design's other component offered grant funding for demonstration projects well-designed, high-density housing in urban growth areas. CTED conducted a statewide solicitation to find communities and developers willing to work together on planning, public participation, permitting, and construction. Communities selected had to conduct a public process to consider changes to land use regulations that presented barriers to the project.

Four projects received funding for planning and/or project costs:

- The City of SeaTac worked with Threshold Housing and the Housing Partnership to explore the housing market and to demonstrate how to build an attractive, affordable, commercially viable small-lot community.
- Three departments within the City of Seattle worked as a team with

HomeSight to construct 34 affordable condominiums on a steeply sloped, urban site. Assistance is available to qualified buyers with incomes as low as 40 percent of the area's median.

- Snohomish County, the City of Mill Creek, the Snohomish County Economic Development Council, and Mercy Housing-Intercommunity Housing sought to implement an urban-centers concept with a mix of housing opportunities. Grant objectives were only partially achieved due to neighborhood opposition, but the county is considering a number of code changes to encourage affordable housing.
- The City of Mountlake Terrace and Lorig Associates LLC studied the redevelopment of a park-and-ride lot to include mixed-use, higher-density residential units. The city worked with LMN Architects on regulatory changes and design standards.

For more information on Affordable by Design, contact Heather Ballash at 360-725-2808 or heatherb@cted.wa.gov.

New concepts, updated zoning offer more flexibility for infill development

By Linda Mueller
Planner, City of Poulsbo

Poulsbo is one of many small cities struggling to accommodate growth while maintaining its small town charm.

The city comprehensive plan contains policies on balancing population growth and economic development with a concern for maintaining its "small town atmosphere." It also encourages provision of a variety of housing types (including accessory dwelling units) to accommodate a range of family incomes and encourages infill development, where the quality of the existing neighborhood can be maintained or enhanced.

An older inner city housing project was rezoned to Redevelopment Zone and transformed into the award-winning Poulsbo Place. This project features neotraditional housing and has sparked a widespread interest in "cottage" style housing on small lots with the homeowners association being responsible for maintenance.

The project is a departure from Poulsbo's standard zoning regulations and

was somewhat a risk at the time. Approval was accomplished through a master plan process, which can allow considerable flexibility in development standards if supported by the planning, engineering, and fire departments as meeting health and safety issues and then approved by the planning commission and city council.

Poulsbo Place is still evolving, and it has given the city an opportunity to look at some interesting higher-density alternatives, mostly focusing on fee simple ownerships, such as duplexes, triplexes, carriage houses (over garages), and accessory dwelling units. The lot sizes, some as small as 1,500 square feet, typically cluster on common courtyards with connecting open spaces.

In planning for Phase II, the owners are struggling to balance a commercial component, parking, quality open space, and a possible changing market. While this project has been favorably received and extremely successful, we have two observations: innovation requires careful cost control during design and construction phases (it's not just the permitting process); and this type of development is not for everyone

(so don't overdo it).

Recent Poulsbo code revisions that allow subtle increases in density are found in the planned unit development (PUD), residential infill, and commercial/residential mixed-use zoning provisions. PUDs, like the master plan approval process, provide flexibility that encourages compact design while conserving natural land features. We recently added a bonus density allowance for PUDs, if open space is increased, consolidated into useable open space tracts, or enhanced with recreation amenities. Within low- and medium-density residential zones, infill is conditionally permitted with smaller lots and reduced setback requirements.

We are currently working with a consultant to address concerns of citizens in Old Poulsbo, an older underdeveloped central city district. The current code requires larger lots and allows taller buildings than exist in that neighborhood. So new homes, although they meet code, seem large for the neighborhood.

Poulsbo encourages new concepts, and we continue to look for ways to update our zoning ordinance to provide for more flexibility and to encourage infill.



The award-winning Poulsbo Place is a departure from Poulsbo's standard zoning regulations.

PHOTO / RITA R. ROBINSON

Rehabilitated buildings preserve housing, community character

By Greg Griffith

Deputy State Historic Preservation Officer, OAHF

Communities of all sizes across the state and nation are finding that rehabilitation of historic buildings results in an increased supply of needed housing units plus an enhanced sense of place and community character.

Taking advantage of Historic Rehabilitation and Low-Income Housing tax credits and the Washington State Housing Trust



Rehabilitating historic buildings to provide housing, such as Bellingham's Washington Grocery Company Warehouse (above) and Bremerton's Elks Lodge Building (left), adds density and character to downtown areas.

PHOTOS COURTESY OF OAHF

Fund, developers have tapped into incentive programs to provide housing for a wide range of income levels and to revitalize neighborhoods. At the same time that preservation boosts the number of housing units, rehabilitation of historic properties helps to revive surrounding neighborhoods and street life.

For decades, preservation has been utilized as a tool for generating housing in major urban markets such as Seattle, Denver, and San Francisco. Notable strides have been made in Spokane and Tacoma, plus smaller cities such as Bellingham, Bremerton, Everett, and Walla Walla.

Data tracked by the Washington State Office of Archaeology and Historic Preservation (OAHF) indicates that between 1992 and 2002, 670 new housing units were added to the state's housing inventory of housing units in historic buildings for a total of 1,660 units. Of these, 990 were

pre-existing units that were preserved and improved. Of the total units, 92 percent are considered affordable.

In addition to the number of housing units, investment in the rehabilitation of Washington's historic buildings amounts to \$134.6 million dollars. Not included in this figure are increased tax revenues and the "domino-effect" of subsequent investments.

Cities, towns, and neighborhoods find that preserving, rather than demolishing, their historic buildings elevate a community's sense of place. Instead of parking lots and vacant storefronts, sidewalks and streetscapes are enlivened by interesting architecture plus inviting building materials, textures, and scale. A good example of how preservation works to sustain and enhance community character is downtown Walla Walla where preservation efforts complement a resurgence in retailing, entertainment, and housing. The rehabilitated

Washington Grocery Company building in Bellingham revived an early commercial block with new housing units and ground floor retail to increase downtown's residential population and pedestrian activity. The same turn around occurred in Bremerton where the imposing Elks Temple Lodge has been sensitively adapted to accommodate 53 low-income housing units.

Other examples of the impact that historic preservation can have on housing and community fabric include the Bostwick Building in Tacoma and the Washington School in Walla Walla. Rehabilitation of Tacoma's triangular Bostwick created 20 apartment units and new retail activity at a key intersection in the city's downtown core and Broadway Theater District. The Walla Walla Housing Authority fashioned 24 housing units from its historic Washington School for senior citizens and helped stabilize the surrounding neighborhood. Everett's once elegant Monte Cristo Hotel sat boarded up and vacant for many years. Successful rehabilitation in 1995 brought 71 affordable housing units, an art gallery, and event space to downtown.

Focusing growth in centers: The VISION

By Ivan Miller and Ben Bakkenta
Staff, Puget Sound Regional Council

The Central Puget Sound region's multicounty planning policies, entitled VISION 2020, promotes a growth pattern that focuses development in urban growth areas and in denser concentrations within them called "urban centers."

Creating more compact, people-oriented living and working places is meant to protect environmentally sensitive areas, and preserve forests, farmlands, and open spaces, while creating complete communities and reducing sprawl. Focusing development creates certainty as to where growth and investments are to occur, providing security for public and private investments.

The premise is that if even a modest percentage of future development could be strategically attracted into centers, the region would use urban land and services more efficiently. Transportation investments linking the centers would serve a greater share of the region's population, providing new choices and easing the growth in congestion.

While discussed theoretically at the regional level since at least 1990, it took the passage of the Growth Management Act, adoption of county-wide planning policies, and adoption of the 1995 VISION 2020 to finally identify agreed-on urban centers. Since 1995 city and county governments have made progress in planning for the region's 21 regional growth centers.¹

How they are doing

As a whole, regional growth centers grew at comparable rates as the region, attracting significant growth in the 1990s. In the year 2000 centers represented only 2.4 percent of the land, yet they contained 5 percent of the population and almost 29 percent of the employment within the region's urban growth area. Centers had an estimated population of 141,775 residents, an increase of approximately 24,000 (20 percent) from 1990. Centers also held 458,866 jobs, an increase of 70,961 (18 percent) from 1995. Centers' growth in jobs was faster than population growth, and it was more concentrated with over 80 percent of new jobs locating (because the time period is 5 years rather than 10) in just five centers in Seattle, Bellevue, and Tukwila.

Centers come in varied sizes. The small-

est is 211 acres (Puyallup Downtown), while the largest is 1,722 acres (Canyon Park). The average size is around 730 acres, or 1.14 square miles. The centers urban form characteristics – such as street grids, average block size, and presence of parking – also vary considerably.

A recent study of the centers found some common themes: Jurisdictions are working more closely with the private sector to develop common visions, and they are proactively investing in infrastructure as a means to foster private investment. Jurisdictions are also thinking about design: Every center's zoning includes provisions for mixed-use development, allowable densities are increasing, and there is a common focus on completing street grids.

However, the four counties used inconsistent designation processes, based on different standards and criteria. Contributing to the confusion, different terminology was used to describe centers. These designation processes resulted in a wide variety of centers, ranging from the region's most active commercial and residential hubs to relatively undeveloped areas. This inconsistency led the Regional Council to adopt a new designation process for new regional centers in 2003.

What comes next

Communities are demonstrating continued commitment to centers. They are identified as major locations for accommodating future population and employment growth. The population increases between



1990 and 2000 brought them to 56 percent of their 2012 population targets. The jobs increase between 1995 and 2000 brought them to 69 percent of the 2012 employment target.

As cities update their comprehensive plans, new targets are being adopted. If achieved, centers will, in general, grow more rapidly than their cities and become even more important activity areas in the region. More information on centers and updating VISION 2020 can be found at www.psrc.org.

¹ Kirkland's Totem Lake neighborhood was added in 2003, and Auburn and Silverdale are pending adoption in 2004. The data only reference the 21 designated in the 1995 VISION 2020 strategy.

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